SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0204/95 Received:16-MAR-95 Type:FULL

Name: Pubmaster Limited
26/27 Bedford Square
London
WC1B 3HH

Agent: The Charter Partnership
32 Fore Street
Ipswich
Suffolk
IP4 1JU

Description: Amended access and car park to existing public house

Location : The Bull Public House Fleet Road
Fleet Hargate Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the resumption of the use of 'The Bull' Public House as a public house, the access road and 20 car parking spaces shown on the approved plans shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity and highway safety.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of

completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

6 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

Your attention is drawn to the need to obtain Listed Building Consent for the demolition of the free standing building within the curtilage of The Bull Public House, which is a Grade II Listed Building.

This decision is issued without prejudice to any further decision of the Local Planning Authority in respect of the land immediately to the north of the site and also without prejudice in respect of the Authority's decision already made under reference H05/0148/95 in respect of that land.

Director of Housing and Planning Services
13-OCT-95 H05/0204/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

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on the following condition(s):

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12-OCT-95 AD check.....A13/12...

Authorised to issue (inc Delegation).....AP.....